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Community Planning  
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## **HOUSING ELEMENT AND FAIR SHARE PLAN**

### **BOROUGH OF TETERBORO BERGEN COUNTY, NEW JERSEY**

#### **PREPARED FOR:**

**BOROUGH OF TETERBORO PLANNING BOARD  
BA# 2106.02**

**November 26, 2008  
Adopted December 23, 2008**

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BERGEN COUNTY, NEW JERSEY**

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The original document was appropriately signed and sealed on November 26, 2008 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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## TABLE OF CONTENTS

Introduction .....	1
Section I: Housing Element .....	2
Section II: Fair Share Obligation & Plan .....	12

## LIST OF TABLES

Table 1: Dwelling Units (1960-2008 YTD) – Teterboro, New Jersey.....	4
Table 2: Housing Units by Tenure and Occupancy Status (2000) - Teterboro, New Jersey.....	4
Table 3: Units in Structure (1990 and 2000) - Teterboro, New Jersey .....	4
Table 4: Number of Bedrooms in Housing Units (2000) .....	5
Table 5: Year Structure Built - Teterboro, New Jersey .....	5
Table 6: Occupants Per Room (2000).....	5
Table 7: Equipment and Plumbing Facilities (2000) - Teterboro, New Jersey .....	6
Table 8: Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000) - Teterboro, New Jersey.....	6
Table 9: Population Growth - Teterboro, New Jersey.....	8
Table 10: Age Characteristics (2000) .....	8
Table 11: Average Household Size (1980-2000).....	9
Table 12: Household Income Distribution (1989 and 1999) .....	9
Table 13: Private Sector Covered Employment.....	10
Table 14: Employment Status- Population 16 & Over (2000).....	10
Table 15: Employed Residents Age 16 and Over, By Occupation (2000) .....	11
Table 16: Household Growth Estimates 2004 - 2018 .....	15
Table 17: Historical Trends in Residential Development.....	16
Table 18: Residential Growth Share Obligation .....	17
Table 19: Non-Residential Growth Projection .....	17
Table 20: Historical Trends in Non-Residential Development, 1996-2008 YTD .....	18
Table 21: Actual Non-Residential Growth Share, 2006-2008YTD.....	18
Table 22: Projected Non-Residential Square Footage and Jobs: Approved & Pending Development Applications.....	19

Appendices: End of Report

## **INTRODUCTION**

In 1975 the New Jersey Supreme Court decided, in So. Burlington Cty. NAACP v. Borough of Mount Laurel, that every developing municipality in New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council on Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low and moderate income housing needs.

COAH had originally adopted in 1987, and again in 1994, a 'fair share' methodology to determine housing-need numbers for all municipalities in the state. The adopted combined first and second round housing need numbers for Teterboro initially indicated a 106 unit affordable housing obligation; the Borough's obligation was subsequently modified a number of times by COAH, and Teterboro received an adjustment to zero. COAH's third round housing need number for Teterboro is 27 affordable housing units. The Borough's efforts to address this obligation is detailed on page 20 of this report.

## **SECTION I: HOUSING ELEMENT**

## **A. COMMUNITY OVERVIEW**

The Borough of Teterboro, located in southwest Bergen County, occupies an area of approximately 1.1 square miles. It is bordered by five municipalities, including Hasbrouck Heights to the west, Moonachie to the south, Little Ferry to the east, South Hackensack to the east and north, and Hackensack to the northwest. Regional access to the Borough is provided by Route 46, which runs east-west through the northern portion of the Borough.

The Borough is predominantly an industrial/warehouse community, dominated by the existence of Teterboro Airport that is situated in Teterboro. The airport accounts for 55 percent of the community's land area. The surrounding warehouse and industrial uses encompass another 44 percent of the Borough's land mass. Residential development, comprising less than one percent of the Borough's land area, is limited to Huyler Street corridor in the northeast corner of the Borough where seven lots are occupied with nine dwellings, and Vincent Place where there are 18 multi-family dwellings including five affordable housing units. All of the housing units in the Borough are rental units. Teterboro is a fully-developed community, with no vacant land remaining.

A notable feature of Teterboro is that it is one of fourteen municipalities that comprise the New Jersey Meadowlands Commission. The southern portion of Teterboro is located within jurisdiction of the NJMC. A significant percentage of the community is under the NJMC's jurisdiction. All of the aforementioned twenty-seven dwellings in the Borough are outside of the NJMC jurisdiction, however, as detailed in the body of this report, virtually all of the development that takes place in Teterboro is in the area that is under the NJMC jurisdiction.

## **B. INVENTORY OF MUNICIPAL HOUSING STOCK**

This section of the housing element provides an inventory of the Borough's housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown below, the Borough's housing stock is extremely small, with just eight housing units reported by the 2000 census. It is noted the Borough knows there are 27 units in Teterboro in 2008. The difference regards an 18 unit multi-family development constructed in 2006, and the conversion of a one-family to a two family dwelling, all of which, for whatever reason, was not reflected in the census data and 2008 State estimates of housing. To facilitate the presentation of data in this report, the 2000 U.S Census data is used throughout unless a specific notation is needed to enhance the understanding the community's socio-economic character and the data is available.

**Table 1**  
**Dwelling Units (1960-2000)**  
**Teterboro, New Jersey**

<b>Year</b>	<b>Dwelling Units</b>	<b>Change (#)</b>	<b>Change (%)</b>
1960	10	--	--
1970	7	-3	-30.0
1980	10	3	42.8
1990	9	-1	-10.0
2000	8*	-1	-11.1
2008	8*	0	0.0

Source: Bergen County Data Book and US census..

\* Borough data indicates the existence of 27 housing units in 2008. See above for comment.

The following table provides details regarding the tenure and occupancy of the Borough's housing stock. In 2000, all of Teterboro's occupied housing units were rental units. One unit was vacant. In 2008 all 27 dwellings in the Borough are rental housing units.

**Table 2**  
**Housing Units By Tenure and Occupancy Status (2000)**  
**Teterboro, New Jersey**

<b>Characteristics</b>	<b>Number</b>	<b>Percent</b>
Owner-occupied	0	0.0
Renter-occupied	7	87.5
Vacant units	1	12.5
<b>Total</b>	<b>8</b>	<b>100.0</b>

Source: 2000 U.S. Census

2. Housing Characteristics. The following tables provide additional information on the characteristics of the Borough's housing stock, including data on the number of units in the structure and the number of bedrooms. In 2000, 75 percent of the housing stock consisted of single-family attached units. In 2008, two-thirds of the units in the community were multi-family dwellings in one 18 unit development.

**Table 3**  
**Units in Structure (1990 and 2000)**  
**Teterboro, New Jersey**

<b>Units in Structure</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Single Family, detached	5	55.5	2	25
Single Family, attached	2	22.2	6	75
2	2	22.2	0	0.0
3 or 4	0	0.0	0	0.0
5 or more	0	0.0	0	0.0
<b>Total</b>	<b>9</b>	<b>100.0</b>	<b>8</b>	<b>100.0</b>

Source: U.S. Census, 1990 & 2000.



**Table 4**  
**Number of Bedrooms in Housing Units (2000)**  
**Teterboro, New Jersey**

Bedrooms	2000	
	Number	Percent
None	4	50.0
One	0	0
Two	0	0
Three	4	50.0
Four	0	0
Five or More	0	0
<b>Total</b>	<b>8</b>	<b>100</b>

Source: U.S. Census, 2000.

3. Housing Age. The following table provides information on the age of the housing stock.

**Table 5**  
**Year Structure Built**  
**Teterboro, New Jersey**

Year Units Built	Number	Percent
1999 to March 2000	0	0
1995 to 1998	0	0
1990 to 1994	2	25.0
1980 to 1989	0	0
1970 to 1979	0	0
1960 to 1969	2	25.0
1950 to 1959	4	50.0
1940 to 1949	0	0
1939 or earlier	0	0
<b>Total</b>	<b>8</b>	<b>100.0</b>

Source: 2000 U.S. Census

4. Housing Conditions. An inventory of the Borough's housing conditions from the 2000 census is shown in the following tables. The first table provides a measure of overcrowding within the community, defined as units containing more than one occupant per room. As shown, none of the Borough's housing units are overcrowded according to this standard.

**Table 6**  
**Occupants Per Room, 2000**  
**Teterboro, New Jersey**

Occupants Per Room	Number of Units	Percent
0.50 or less	6	75.0
0.51 to 1.00	2	25.0
1.01 to 1.50	0	0
1.51 to 2.00	0	0
2.01 or more	0	0
<b>Total</b>	<b>8</b>	<b>100.0</b>

Source: 2000 U.S. Census

Table 7 presents other characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown below, all housing units have complete plumbing, kitchen, and standard heating facilities.

**Table 7**  
**Equipment and Plumbing Facilities (2000)**  
**Teterboro, New Jersey**

Facilities	Number	Percent
<u>Kitchen:</u>		
Lacking Complete Facilities	0	0.0
With Complete Facilities	8	100.0
<u>Plumbing:</u>		
Lacking Complete Facilities	0	0.0
With Complete Facilities	8	100.0
<u>Heating Equipment:</u>		
Standard Heating Facilities	8	100.0
Other Means, No Fuel Used	0	0.0

Source: U.S. Census, 2000.

5. Purchase and Rental Values. Rental values increased between 1990 and 2000, as shown in the following table. The median gross rent increased 29%, from \$571 to \$738. These values have continued to increase significantly since the last census was taken.

**Table 8**  
**Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000)**  
**Teterboro, New Jersey**

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	0	0	0	0
\$250 to \$499	5	33.3	0	0
\$500 to \$749	10	66.6	4	50.0
\$750 to \$999	0	0	2	25.0
\$1,000 to \$1,499	0	0	0	0
\$1,500 or more	0	0	0	0
No cash rent	0	0	2	25.0
<b>Total</b>	<b>15</b>	<b>100.0</b>	<b>8</b>	<b>100.0</b>
<b>Median Gross Rent</b>	<b>\$571</b>		<b>\$738</b>	

Source: U.S. Census 1990 and 2000.

Because no owner-occupied units were reported in 2000, there is no data on the value of owner-occupied housing in the borough.

6. Number of Units Affordable to Low and Moderate Income Households. Based on the most current COAH regional income limits, the median household income for a three-person household in COAH Region 1, Teterboro's housing region comprising Bergen, Hudson, Passaic, and Sussex Counties, is \$69,365. A three-person moderate-income household, established at no more than 80

percent of the median income, would have an income not exceeding \$55,492.

An affordable sales price for a three person moderate-income household earning 80 percent of the median income is estimated at approximately \$150,000. This estimate is based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1.

For renter-occupied housing, an affordable monthly rent for a three-person household is estimated at \$1,340. According to 2000 U.S. Census data, all of the Borough's rental units had a gross rent less than \$1,000.

As noted elsewhere in this report, five of the 27 units in the Borough are deed restricted affordable housing units. This represents 19 percent of the Borough's entire housing stock.

7. Substandard Housing Capable of being Rehabilitated. COAH provides the number of dwellings that it calculates are in need of rehabilitation and which are not likely to experience "spontaneous rehabilitation." Teterboro was assigned a rehabilitation share of 0 units.

#### **C. PROJECTION OF MUNICIPAL HOUSING STOCK**

The Fair Share Plan section of this document will include a detailed assessment of projected municipal housing, pursuant to COAH's rules for establishing the "growth share" component of the fair share obligation. This section will also identify historical and projected growth trends.

It is noted that COAH does not project any housing in the community through the year 2018.

#### **D. POPULATION ANALYSIS**

The MLUL requires that the housing element provide data on the municipality's population, including population size, age and income characteristics.

1. Population Size. As shown below, Teterboro's population in 2000 was reported to be 18 persons. The table shows the local population since 1920, and indicates a modest variation in population size since that time. The State's population estimate for 2007 (the last year for which data is available) is 18. However, as noted elsewhere in this report, in 2007 the Borough had a total of 27 dwelling units, and the Borough estimates its population size at fifty residents.

**Table 9: Population Growth  
Teterboro, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Change ( # )</b>	<b>Change (%)</b>
1920	24	--	--
1930	26	2	8.3
1940	40	14	53.8
1950	28	(-12)	(-30.0)
1960	22	(-6)	(-21.4)
1970	19	(-2)	(-13.6)
1980	19	--	--
1990	22	3	15.8
2000	18	(-4)	(-18.1)
2007*	18*	--	--

Source: 2000 U.S. Census Bureau; \*2007 NJ Department of Labor and Workforce

2. Age Characteristics. The Borough's age characteristics are shown in the table below. It is based on an estimated 18 residents, per census data, and not the 27 units and 50 residents that exist in 2008. The 2000 median age of Borough residents was 33 years. This is considerably lower than the Bergen County average of 39.1 years.

**Table 10: Age Characteristics (2000)  
Teterboro, New Jersey**

<b>Age Group</b>	<b>Total</b>	<b>% Total</b>
Under 5	3	16.6
5-9	1	5.6
10-14	0	0.0
15-19	3	16.6
20-24	0	0.0
25-29	1	5.5
30-34	2	11.1
35-39	2	11.1
40-44	4	22.2
45-49	1	5.6
50-54	0	0.0
55-59	0	0.0
60-64	0	0.0
65-69	0	0.0
70-74	0	0.0
75-79	0	0.0
80-84	1	5.6
85 and over	0	0.0
<b>Total</b>	<b>18</b>	<b>99.9</b>
<b>Median Age</b>	<b>33.0</b>	

Source: 2000 U.S. Census

3. Average Household Size. The average Borough household size increased between 1980 and 2000 as evident in the table below.

**Table 11: Average Household Size (1980-2000)**  
**Teterboro, New Jersey**

<b>Year</b>	<b>Borough Population</b>	<b>Household Population</b>	<b>Total Households</b>	<b>Average Household Size</b>
1980	19	19	10	1.90
1990	22	22	9	2.44
2000	18	18	8	2.57

Source: 1990 & 2000 U.S. Census;

4. **Household Income.** The median household income decreased by more than 30 percent between 1990 and 2000, to \$63,627 from \$44,167. Detailed household income figures are provided in the accompanying Table 12 below.

**Table 12: Household Income Distribution (1989 and 1999)**  
**Teterboro, New Jersey**

<b>Income Category</b>	<b>1989</b>		<b>1999</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	0	0.0	0	0.0
\$10,000 to \$14,999	0	0.0	0	0.0
\$15,000 to \$24,999	0	0.0	0	0.0
\$25,000 to \$34,999	0	0.0	0	0.0
\$35,000 to \$49,999	0	0.0	5	62.5
\$50,000 to \$74,999	7	70.0	0	0.0
\$75,000 to \$99,999	0	0.0	0	0.0
\$100,000 to \$149,999	3	30.0	0	0.0
\$150,000 or more	0	0.0	3	37.5
<b>Total</b>	<b>10</b>	<b>100.0</b>	<b>8</b>	<b>100.0</b>
<b>Median</b>	<b>\$63,627</b>		<b>\$44, 167</b>	

Source: U.S. Census, 1990 & 2000

## **E. EMPLOYMENT ANALYSIS**

The MLUL requires that the housing plan include data on employment levels in the community. The following tables present information on the Borough's employment characteristics.

1. **Covered Employment Trends.** The following table provides details on the number of private sector jobs located in Teterboro. As shown, the employment level has fluctuated throughout the period. In 2003, there were 7,493 private sector jobs located in the Borough. However, it is notable that the majority of these jobs are located in the portion of the Borough that is under the jurisdiction of the New Jersey Meadowlands Commission.

**Table 13**  
**Private Sector Covered Employment**  
**Teterboro, New Jersey**

<b>Year</b>	<b>Number of Jobs</b>	<b>Change (#)</b>	<b>Change (%)</b>
1990	9,701	--	--
1991	8,599	-1,102	-12.8
1992	8,241	-358	-4.3
1993	8,157	-84	-1.0
1994	8,002	-155	-1.9
1995	8,308	306	3.8
1996	8,836	528	6.4
1997	8,146	-690	-8.5
1998	10,409	2,263	+27.7
1999	8,317	2,092	-20.1
2000-2002 data unavailable.			
2003	7,493	--	--

Source: NJ Department of Labor, Covered Employment, Private Sector Covered Jobs, 3<sup>rd</sup> Quarter.

2. **Employment Characteristics of Employed Residents.** The following two tables detail information on the employment characteristics of employed Teterboro residents. The first table details occupation characteristics, while the second table details industry characteristics.

**Table 14**  
**Employed Residents Age 16 and Over, By Occupation (2000)**  
**Teterboro, New Jersey**

<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Management, professional, and related occupations	3	23.1
Service occupations	0	0
Sales and office occupations	6	46.1
Farming, fishing, and forestry occupations	0	0
Construction, extraction, and maintenance occupations	4	30.8
Production, transportation, and material moving occupations	0	0
<b>Total</b>	<b>13</b>	<b>100.0</b>

Source: 2000 U.S. Census.

**Table 15**  
**Employed Residents Age 16 and Over, By Industry (2000)**  
**Teterboro, New Jersey**

<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Agriculture, Forestry, Fisheries & Mining	0	0
Construction	4	30.8
Manufacturing	0	0
Transportation and warehousing, and utilities	0	0
Wholesale Trade	0	0
Retail Trade	0	0
Information	0	0
Finance, Insurance, & Real Estate	0	0
Education, health and social services	6	46.1
Arts, entertainment & Recreational Services	0	0
Professional & Related Services	0	0
Public Administration	3	23.1
Other Services	0	0
<b>Total</b>	<b>13</b>	<b>100.0</b>

Source: 2000 U.S. Census.

3. Employment Projections. Detailed employment projections are provided in the Fair Share section of this document, as required by COAH in determining the Borough's growth share obligation.

## **SECTION II: FAIR SHARE OBLIGATION & PLAN**



## A. INTRODUCTION

The methodology for determining Teterboro's third-round affordable housing obligation changed significantly from the prior round regulations. Under COAH's third-round rules, a municipality's third-round affordable housing obligation is a function of three components:

- Rehabilitation Share
- Remaining Prior Round Obligation
- Growth Share

The growth share component represents the most significant change from the prior round, as it requires that each municipality determine its own affordable housing obligation based on the amount of residential and non-residential growth anticipated over the third-round period from 2004 to 2018. Each of the three components is combined to determine the municipality's total affordable housing obligation. More detail on each component is provided below.

1. Rehabilitation Share. The rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies. Rehabilitation share is defined as "the number of deficient housing units occupied by low and moderate income households within a municipality." A "deficient housing unit" is "a unit with health and safety code violations that require the repair or replacement of a major system." A major system includes any of the following: weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load-bearing structural systems.

COAH publishes the rehabilitation share for each municipality. It has determined that Teterboro has a 0 unit rehabilitation share.

2. Remaining Prior Round Obligation. Prior Round Obligation is comprised of the prior rounds of prospective need (Rounds 1 and 2) and the reallocated present need from Round 2. Since COAH used census data to adjust previously published first- and second-round obligation numbers in order to correct for under/overestimates, it has provided each municipality with an updated first- and second-round obligation number in an appendix to its third-round rules that is effective as of October 20, 2008.

Teterboro's first- and second-round obligation new construction number as determined by COAH is 106 units. However, the Borough obtained first and second round certification from COAH, and the resolution granting substantive certification specified that Teterboro "qualifies for an adjustment under the twenty percent cap rule...which reduces the Borough's calculated need to two units," and furthermore the resolution noted that the Borough "received a vacant land adjustment which reduced its first round obligation to zero and, as such, was assigned a Vacant Land status in COAH's 1987-1999 cumulative need allocations." The COAH resolution granting substantive certification also granted the Borough a waiver from the requirements...concerning the capture of opportunities for affordable housing beyond the borough's calculated RDP (realistic development potential) of zero." Thus, the municipality has no remaining prior round obligation to address.

3. Growth Share. The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and 2018. COAH has calculated that Teterboro has a 27 unit growth share obligation. They define growth share as:

“The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit for every four market-rate housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality.”

COAH has calculated that Teterboro will have zero residential growth between 2004 and 2018. Its non-residential growth, on the other hand, is projected to include a total of 426 jobs, equating to a housing need for 27 affordable housing units. As detailed below, the Borough does not expect to experience any new non-residential growth occurring in that portion of the community that is within their jurisdiction and outside of the jurisdiction of the NJMC. All of the projected growth shall occur within the area that is under the NJMC's jurisdiction, and the NJMC is establishing its own methodology for determining the distribution of affordable units within their jurisdiction.

The following section contains development projections and a determination of the growth share assessment for the third-round obligation.

## **B. CALCULATION OF AFFORDABLE HOUSING OBLIGATION**

The calculation of Teterboro's affordable housing obligation is detailed below.

1. Rehabilitation Share. Per the new third round rules, Appendix B, the Borough has a rehabilitation share of zero (0) units.
2. Remaining Prior Round Obligation. Appendix C of the new COAH rules indicates a recalculated prior round new construction obligation of 106 units. However, as noted above Teterboro obtained first and second round certification from COAH, and the resolution granting substantive certification specified that the Borough “qualifies for an adjustment under the twenty percent cap rule...which reduces the Borough's calculated need to two units,” and furthermore the resolution noted that the Borough “received a vacant land adjustment which reduced its first round obligation to zero and, as such, was assigned a Vacant Land status in COAH's 1987-1999 cumulative need allocations.” The COAH resolution granting substantive certification also granted the Borough a waiver from the requirements...concerning the capture of opportunities for affordable housing beyond the Borough's calculated RDP (realistic development potential) of zero.”

Thus, the Borough has a zero unit prior round obligation.

3. Growth Share. The growth share component of Teterboro's affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2018. This projection involves a number of steps, including the formulation of a baseline projection that must ultimately be reconciled with the detailed projection resulting from an analysis of approved, pending and anticipated development applications.

Once the detailed analysis is complete and reconciled with the baseline projections, this growth is translated into an affordable housing obligation, based on a standard of one affordable housing unit for every four market rate units that are built and every 16 jobs that are created. Job creation is directly tied to the amount of non-residential floor space constructed.

The following growth share calculation is presented below, separated into residential growth and non-residential growth categories.

a. Calculation of Residential Growth Share.

- i. Baseline Residential Growth Projection. The baseline growth projection for residential development is set forth in Appendix F of the COAH regulations. They suggest that the Borough's housing growth shall remain the same between the years 2004 and 2018.

**Table 16: Household Growth Estimates 2004 - 2018**  
**Teterboro, New Jersey**

<b>2018 Household Estimate</b>	<b>-</b>	<b>2004 Household Estimate</b>	<b>=</b>	<b>Household Growth</b>
8		8		0

Source: NJTPA Population and Employment Forecasts and 2000 US Census

- ii. Actual Growth Projection. COAH permits municipalities to conduct a detailed analysis of historical trends, pending and approved development applications, and other local knowledge to generate a growth projection for the community. This projection will be compared to their estimated projection. The actual projection is determined through a series of steps and analyses, as shown below.

Historical Trends in Residential Development. Data for the years 1995-2008 YTD is presented in order to determine the Borough's historical residential growth trends and to determine actual growth since 2004, as evidenced by certificates of occupancy (COs) and demolition permits issued. Historical trends will be used to project residential growth in years to come.

**Table 17: Historical Trends in Residential Development  
Analysis of Certificates of Occupancy and Demolition Permits, 1995-2008 YTD  
Teterboro, New Jersey**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD*
COs Issued		0	0	0	0	0	0	0	0	0	0	0	0	0
Demo Permits Issued		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Growth</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Through September 2008; Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

From 1995 through 1998, the Borough experienced no growth according to construction data from the New Jersey Construction Reporter. However, as stated earlier, although data was not recorded for one development in Teterboro, the reality is that in 2006 an 18 unit development was constructed on Vincent Place. This development included five affordable housing units. These five affordable housing units represent 19 percent of the community's total housing stock. Any additional affordable housing that would have been built would have exceeded COAH's 20 percent cap on affordable housing (as a percentage of a community's total housing stock).

Projected Residential Development. COAH requires that residential development be projected through 2018. This analysis involves the documentation of residential projects that have been approved but have not yet received COs, pending residential development applications, and anticipated residential development.

There are no pending residential development applications for the Borough. In addition, there are no approved but not-yet-under-construction projects in the Borough. Furthermore, there are no anticipated developments that are likely to occur before 2018. This conclusion is based on site-specific analysis of remaining developable parcels and local knowledge. There are no remaining vacant properties in the Borough that may be developed for residential use. A Vacant Land Map placed in the appendix reveals there is only an acre of vacant land in the community, and this acre is comprised of four disparate parcels distributed throughout the Borough, consisting of a narrow buffer area separating existing industrial development and three traffic islands on Route 46, Green Street and Huyler Street.

Comparison: COAH Projection and Actual Projection. If the actual projection is greater than or equal to the COAH projection, the actual projection has an automatic presumption of validity. However, if this projection is less than the baseline, COAH may deny substantive certification based on this fact, unless the validity of the alternate projection can be affirmatively established. This figure is a function of the lack of developable vacant land, historic development trends associated with non-affordable housing development, and economic conditions. As detailed above, the community's historic trends and developed character as an industrial community effectively preclude any anticipation of additional residential development.

Determining the Residential Growth Share. In this step, the projected growth is adjusted based on that

portion of the projection that includes affordable units that are to be constructed in accordance with the second round certified plan. All affordable housing units and a portion of any market rate units that are part of an inclusionary development may be excluded. Market rate units in an inclusionary development may be excluded at a rate of 5.67 times the number of affordable units constructed on-site.

Residential growth share is determined by taking twenty percent of the Final Net Growth projections.

**Table 18: Residential Growth Share Obligation  
Teterboro, New Jersey**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Final Net Growth	0	00	0	0	0	0	0	0	0	0	0	0	0
<b>Residential Growth Share (20%)</b>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0

b. Calculation of Non-Residential Growth Share

- i. COAH Growth Projection. COAH projects that the number of jobs in Teterboro will increase by 426 by the year 2018. This is noted in the following table.

**Table 19: Non-Residential Growth Projection  
Teterboro, New Jersey**

2018 Employment Estimate	-	2004 Employment Estimate	=	Employment Growth
9,110	-	8,684	=	426

Source: NJTPA Population and Employment Projections, [http://www.njtpa.org/Plan/LRP/documents/AppB\\_DemoForc.pdf](http://www.njtpa.org/Plan/LRP/documents/AppB_DemoForc.pdf)

It is notable that the growth in jobs that COAH projects is all to anticipated to take place in the area of Teterboro that is under the jurisdiction of the NJMC. None of it is anticipated to occur in the area that is under the jurisdiction of Teterboro.

- ii. Actual Growth Projection. COAH also permits a municipality to prepare a detailed analysis of historical trends, pending/approved development applications, and other local knowledge to generate an actual non-residential growth projection for the Borough. This projection is then compared to COAH's projection. The detailed projection is determined through a series of similar steps and analyses, as shown below.

The first step in this analysis is to assess historical trends in non-residential development. In this step, historical data for the years 1996-2008 YTD is examined. This data establishes the Borough's historical non-residential growth trends and provides actual growth figures to year-to-date 2008. As with the residential analysis, growth is indicated by certificates of occupancy and demolition permits issued. Historical trends are then utilized to help predict non-residential growth. The table presents this information based on permits issued by type of non-residential development (i.e. office, retail, etc.).

**Table 20: Historical Trends in Non-Residential Development, 1996-2008 YTD**  
**Analysis of Certificates of Occupancy and Demolition Permits, Square Footage by Use Type**  
**Teterboro, New Jersey**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD*
<b>Certificates of Occupancy Issued (sf)</b>													
Education	0	0	0	0	0	0	0	0	28,800	0	0	0	0
Office	1,450	0	7,750	0	0	840	0	0	0	329,982	0	0	0
Industrial	0	0	0	53,004	0	0	0	0	0	00	0	0	0
Storage	0	0	664,958	0	0	0	0	0	0	367	0	0	0
<b>Demolition Permits Issued (permits issued)</b>													
Office	0	1	2	3	3	0	1	2	5	2	0	3	2
Assembly (A-4)	0	0	0	0	0	0	0	0	0	1	0	0	0
Industrial	0	2	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	1	1	1	0	0	0	0	0	0	0

\* Through June 2008

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

The data for 2004 through YTD 2008 is translated into employment growth, based on the multipliers provided in Appendix E of the Substantive Rules. This is shown in the table below.

**Table 21: Actual Non-Residential Growth Share, 2004-2008 YTD**  
**Teterboro, New Jersey**

	2004		2005		2006		2007		2008 YTD*		Total Jobs
	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	
Certificates of Occupancy											
Office (B)	0	0	329,982	924	0	0	0	0	0	0	924
Education	28,800	0	0	0	0	0	0	0	0	0	0
Storage (S)	0	0	367	.37	0	0	0	0	0	0	.37
Subtotals	0	0	330,349	924.37	0	0	0	0	0	0	924.37
Demolition Permits (permits issued)											
Office (B)	5		2		0		3		2		
Assembly (A4)	0		1		0		0		0		
Subtotals	5		3		0		3		2		
Totals											

\* 2008 YTD numbers through May

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Anticipated Non-Residential Development. COAH requires that non-residential development be projected to 2018. This analysis involves the identification of all prospective non-residential projects, including those approved but not receiving COs, any pending non-residential development applications, and anticipated non-residential development. Anticipated development is that which will likely occur before 2018, based on site-specific analysis of remaining developable parcels. This analysis includes an estimate of other projected non-residential development, based in part on historical growth trends. The following tables project the estimated square footage and job growth associated with each development.

**Table 22: Projected Non-Residential Square Footage and Jobs  
Approved and Pending Development Applications  
Teterboro, New Jersey**

Project Name	Board Status	Square Footage	Jobs
<b>Total Jobs: None</b>			

Source: Borough of Teterboro

The analysis of anticipated development applications is based on existing sites that are expected to be developed for non-residential use before 2018. Yield calculations are based on existing zoning and other features that may impact the amount of development, such as the presence of environmental restraints, etc. It is anticipated that with a significant portion of the Borough's non-residential areas already developed coupled with the constraints of the Highlands Master Plan, that by the year 2018 few additional jobs would be created locally.

- iii. Comparison: COAH Projection and Actual Projection. If the actual projection is greater than or equal to the COAH projection, the actual projection has an automatic presumption of validity. If this projection is less than COAH's, COAH may deny substantive certification unless the validity of the alternate projection can be affirmatively established. In this case, the modest projection is based upon historic development patterns and the lack of land for additional development.
- iv. Determining the Non-Residential Growth Share. The non-residential growth share obligation is determined by dividing the final projected employment growth by 16, based on the requirement that one affordable unit be constructed for every 16 jobs created. This would indicate the Borough has a 26.6 unit obligation associated with its employment growth.

Total Growth Share Obligation: Residential and Non-Residential Development. The complete growth share projection consists of the 26.6 units associated with employment growth only, as no residential growth is expected.

This 26.6 unit figure is consistent with the methodology required by COAH in their procedure to determine adjusted growth share based on land capacity. See the Summary of Adjusted Growth Share Projection Based on Land Capacity (the COAH worksheets) placed in the appendix of this report.

**PLAN:**

An 18-unit development was constructed on Vincent Place in 2006 which included 5 affordable housing units. These five affordable housing units represent 19 percent of the community's total housing stock. Any additional affordable housing that would have been built would have exceeded COAH's 20 percent cap on affordable housing (as a percentage of a community's total housing stock). This addresses the community's third round obligation since it accommodates COAH's 20% cap rule.



## **Summary of Adjusted Growth Share Projection Based On Land Capacity**

(Introduction to Workbook C)

Municipality Name:

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.  
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

### **Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Growth Share Based on Municipal Capacity (From Worksheet C)</b>
Residential Growth	0	0
Residential Exclusions	18	18
Net Residential Growth	-18	-18
Residential Growth Share	0.00	0.00
Non-Residential Growth	426	0
Non-Residential Exclusions	0	0
Net Non- Residential Growth	426	0
Non-Residential Growth Share	26.63	0.00
Total Growth Share	27	0

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 0 plus a Non-residential Growth Share of 0 for a total Growth Share Obligation of 0 affordable units

## Growth Projection Adjustment - Actual Growth

**Municipality Name:**

**Teterboro**

### Actual Growth 01/01/04 to Present

Residential COs Issued	0				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		48,000	48,000	2.8	0.00
M				1.7	0.00
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E		28,800		0.0	0.00
I				2.6	0.00
R1				1.7	0.00
<b>Total</b>		<b>76800</b>	<b>48000</b>		<b>0</b>

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

[illegible]

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
301	1	Green St	Borough of Teterboro	1	n	y		0.52	0.52	part of green space along Railroad	0.00	80.00	0.00
302	1	Route 46	NJ Dept of Teterboro	1	n	y		0.14	0.14	owner NJDOT	0.00	80.00	0.00
307	30	Rear of Bergen CTY Tech	Borough R.O.W	1	n	y		0.20	0.20	buffer space	0.00	80.00	0.00
308	4	1000 Hulver St	Teterboro Centnryl Assoc	1	n	y		0.18	0.18	buffer between industrial area	0.00	80.00	0.00
308	3	1000 Hulver St	Teterboro Assoc	1	n	y		0.10	0.10	part of adj lot 308 Lot 12	0.00	80.00	0.00
308	11	1000 Hulver St	Teterboro Assoc	1	n	y		0.26	0.26	part of adj lot 308 Lot 12	0.00	80.00	0.00
<div> <div>Subtotal This Page</div> <div>Subtotal Page 2</div> <div>Subtotal Page 3</div> <div>Subtotal Page 4</div> <div>Grand Total</div> </div>													

Click Here to Return to Workbook C Summary

Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis

Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

## **Worksheet A: Growth Share Determination Using Published Data**

(Appendix F(2), *Allocating Growth To Municipalities*)

### **COAH Growth Projections**

**Must be used in all submissions**

**Municipality Name: Teterboro**

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	0	426
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	5	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	13	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	-18	426
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	0.00 Affordable Units	26.63 Affordable Units
6 Total Projected Growth Share Obligation		27 Affordable Units

[Click Here to return to Workbook C Summary](#)

\* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: Teterboro**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

**Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04**

**N.J.A.C. 5:97-2.4(a)**

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Vincent Development	y	18	13	5	13
		0			0
		0			0
		0			0
		0			0
<b>Total</b>		<b>18</b>	<b>13</b>	<b>5</b>	<b>13</b>

**Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development**

**N.J.A.C. 5:97-2.4(b)**

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[When finished, click here to return to Worksheet A](#)